

Table 1. Labor Force and Employment in the San Jose HMA,* 2000 Through March 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												March 2011	March 2012
Labor Force	968.2	967.0	918.0	875.8	850.1	841.5	847.8	869.1	894.6	900.0	900.1	909.4	928.3
Resident Employment	937.4	917.6	841.0	802.3	794.5	795.8	809.2	827.9	840.5	801.6	798.2	810.9	839.9
Unemployment	30.8	49.4	77.0	73.5	55.6	45.7	38.6	41.2	54.1	98.5	102.0	98.5	88.4
Unemployment Rate (%)	3.2	5.1	8.4	8.4	6.5	5.4	4.6	4.7	6.1	10.9	11.3	10.8	9.5
Total Nonfarm Payroll Jobs	1,044.3	1,017.9	917.2	870.3	862.0	870.0	891.2	911.2	914.9	856.4	855.2	860.8	885.0
Goods Producing	301.3	290.2	245.5	217.3	210.3	209.6	210.8	214.2	212.4	190.4	185.9	186.7	190.6
Mining, Logging, & Construction	49.9	50.1	44.6	41.8	43.1	44.7	47.1	47.5	44.5	34.6	32.4	32.1	31.9
Manufacturing	251.4	240.1	200.9	175.5	167.2	164.9	163.7	166.7	168.0	155.8	153.5	154.6	158.6
Service Providing	743.0	727.7	671.7	653.0	651.7	660.3	680.4	697.0	702.5	666.0	669.2	674.1	694.0
Trade	136.1	132.2	122.2	117.7	117.4	119.7	124.1	126.2	124.2	114.4	113.8	114.3	116.5
Wholesale Trade	42.7	41.2	36.2	34.1	34.5	35.8	38.3	39.8	39.8	35.6	35.0	35.2	35.5
Retail Trade	93.4	91.0	86.0	83.6	82.9	83.9	85.8	86.4	84.4	78.8	78.8	79.1	81.0
Transportation & Utilities	17.8	16.6	15.2	14.3	13.5	13.1	13.0	13.5	13.5	12.1	12.0	12.1	12.2
Information	42.8	42.0	34.3	31.4	32.6	35.3	37.5	39.6	42.3	41.6	43.9	45.2	50.1
Financial Activities	34.2	35.5	35.4	34.9	35.2	36.1	36.9	36.9	34.3	31.5	31.0	31.2	31.8
Professional & Business Services	227.5	212.1	175.0	167.5	165.6	165.8	172.0	178.3	178.9	161.4	162.0	163.7	171.6
Education & Health Services	86.1	90.6	91.9	93.7	95.3	97.1	100.6	103.5	108.2	109.3	112.7	114.1	118.8
Leisure & Hospitality	72.8	73.3	68.8	69.0	70.9	72.8	75.2	76.8	78.1	74.9	74.9	75.4	76.6
Other Services	27.0	26.7	26.4	25.3	25.0	24.6	24.8	25.1	25.4	24.5	24.3	24.1	24.4
Government	98.7	98.8	102.5	99.2	96.3	95.9	96.4	97.2	97.8	96.5	94.5	94.1	92.0
Federal	13.2	11.9	11.9	11.7	11.4	11.3	11.1	11.0	11.0	10.8	10.7	10.7	10.0
State	7.9	8.0	8.3	8.1	7.5	7.4	7.5	7.6	7.5	6.8	6.4	6.5	6.5
Local	77.6	78.9	82.3	79.4	77.4	77.2	77.8	78.6	79.3	78.9	77.4	77.0	75.5

* San Jose-Sunnyvale-Santa Clara HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the San Jose HMA, * 2000 to April 1, 2015

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
San Jose HMA*	1,735,819	1,836,911	1,869,000	1,924,000	10,100	0.6	16,050	0.9	18,350	1.0
San Jose Submarket	894,943	945,942	958,000	980,500	5,100	0.6	6,025	0.6	7,500	0.8
Remainder Submarket	840,876	890,969	910,900	943,600	5,000	0.6	9,975	1.1	10,900	1.2
Households										
San Jose HMA*	581,748	621,009	628,400	642,600	3,925	0.7	3,700	0.6	4,725	0.7
San Jose Submarket	276,598	301,366	304,600	310,800	2,475	0.9	1,625	0.5	2,075	0.7
Remainder Submarket	305,150	319,643	323,900	331,800	1,450	0.5	2,125	0.7	2,625	0.8

* San Jose-Sunnyvale-Santa Clara HMA.

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012. Forecast date: April 1, 2015. Rates of change are calculated on a compound basis.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the San Jose HMA,* 2000, 2010, and Current

	San Jose HMA*			San Jose Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	595,534	649,790	656,500	281,547	314,038	316,900	313,987	335,752	339,600
Occupied Units	581,748	621,009	628,400	276,598	301,366	304,600	305,150	319,643	323,900
Owners	349,491	359,225	359,900	170,950	176,216	176,100	178,541	183,009	183,900
%	60.1	57.8	57.3	61.8	58.5	57.8	58.5	57.3	56.8
Renters	232,257	261,784	268,500	105,648	125,150	128,500	126,609	136,634	140,000
%	39.9	42.2	42.7	38.2	41.5	42.2	41.5	42.7	43.2
Vacant Units	13,786	28,781	28,100	4,949	12,672	12,350	8,837	16,109	15,750
Available Units	6,086	17,123	16,200	2,643	8,463	8,000	3,443	8,660	8,150
For Sale	1,684	5,289	4,975	714	2,891	2,650	970	2,398	2,325
Rate (%)	0.5	1.5	1.4	0.4	1.6	1.5	0.5	1.3	1.2
For Rent	4,402	11,834	11,200	1,929	5,572	5,350	2,473	6,262	5,825
Rate (%)	1.9	4.3	4.0	1.8	4.3	4.0	1.9	4.4	4.0
Other Vacant	7,700	11,658	11,950	2,306	4,209	4,350	5,394	7,449	7,600

* San Jose-Sunnyvale-Santa Clara HMA.

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the San Jose HMA,* 2000 Through March 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
												March 2011	March 2012
San Jose HMA*													
Total	7,387	6,553	5,528	6,866	6,105	6,388	7,105	5,346	3,747	1,295	4,828	4,435	3,475
Single-family	3,379	1,887	2,239	2,565	2,787	2,416	2,151	1,955	958	642	861	810	1,000
Multifamily	4,008	4,666	3,289	4,301	3,318	3,972	4,954	3,391	2,789	653	3,967	3,625	2,475
San Jose Submarket													
Total	4,636	3,627	3,135	4,336	3,408	2,775	3,930	3,094	1,769	284	2,508	2,135	1,095
Single-family	1,336	504	620	1,135	946	805	602	325	214	31	74	60	70
Multifamily	3,300	3,123	2,515	3,201	2,462	1,970	3,328	2,769	1,555	253	2,434	2,075	1,025
Remainder Submarket													
Total	2,751	2,926	2,393	2,530	2,697	3,613	3,175	2,252	1,978	1,011	2,320	2,300	2,380
Single-family	2,043	1,383	1,619	1,430	1,841	1,611	1,549	1,630	744	611	787	750	930
Multifamily	708	1,543	774	1,100	856	2,002	1,626	622	1,234	400	1,533	1,550	1,450

* San Jose-Sunnyvale-Santa Clara HMA.

Notes: Numbers may not add to totals because of rounding. Includes analyst estimates for March 2012.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the San Jose HMA, * 1999, 2009, and 2010

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2010	1999 to 2009	2009 to 2010
Median Family Income	80,981	102,500	103,500	2.4	1.0
Median Household Income	73,874	84,483	83,944	1.4	– 0.6

* San Jose-Sunnyvale-Santa Clara HMA.

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2010 median household income—U.S. Census Bureau, American Community Survey, 2009 and 2010